

City Council  
Atlanta, Georgia

01-0 -1932

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-01-89/Z-95-74

AN ORDINANCE TO AMEND ORDINANCE Z-95-74,  
ADOPTED BY CITY COUNCIL FEBRUARY 5, 1996  
AND APPROVED BY OPERATION OF LAW FEBRUARY  
13, 1996, REZONING FROM VARIOUS ZONING  
CLASSIFICATIONS TO VARIOUS ZONING CLASSIFICATIONS,  
PROPERTY LOCATED IN THE **MECHANICSVILLE  
NEIGHBORHOOD** FOR THE PURPOSE OF APPROVING  
A CHANGE OF CONDITIONS FOR PART OF TRACT 30 OF  
SAID ORDINANCE, MORE PARTICULARLY **757 CENTRAL  
AVENUE, S.W.**, CURRENTLY ZONED C-1-C (COMMUNITY  
BUSINESS-CONDITIONAL) DISTRICT.

OWNER: STELLA M. STEELE

APPLICANT: MOSES STEELE, JR

NPU-V

COUNCIL DISTRICT 2

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as  
follows:

SECTION 1. That the conditions applicable to Tract 30 of Ordinance Z-95-74 (95-0-1903) adopted by City Council February 5, 1996 and approved by Operation of Law February 13, 1996, a copy of which is attached for reference purposes, are hereby amended to delete the following language "...and no additional surface parking allowed unrelated to new business development." So as to permit the use of the property at **757 Central Avenue, S.W.** for a park-for-hire facility (subject to the approval of the required Special Use Permit).

SECTION 2. That this change of conditions shall apply only to the property at **757 Central Avenue, S.W.** as shown as the attached plat.

SECTION 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

2-01-89 | 2-95-74

MUNICIPAL CLERK  
ATLANTA, GEORGIA

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-95-74

95-0-1903

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,  
GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that certain property located in the Mechanicsville Neighborhood be changed as depicted in the attached Exhibits 1-6, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 74 75 76 85 and 86 of the 14th District, Fulton County, Georgia, being more particularly described by the attached Exhibits 1 -6.

SECTION 2. That the conditions attached to Ordinance Z-89-124 for 253 Ralph David Abernathy Boulevard, S.W.) be repealed; that the conditions attached to Ordinance Z-78-20 for 636 Formwalt Street be repealed; that the conditions attached to Ordinance Z-90-26 for 669 Pryor Street, S.W. be repealed, and that conditions attached to Ordinance Z-78-20 be repealed for that portion of the property which is described by the attached legal description (Exhibit A) and designated as Part 1, and that the conditions for the remainder of the property at 669 Pryor Street, S.W., designated as Part 2 and described by the attached legal description (Exhibit A) be retained, that the conditions attached to Ordinance Z-93-26 for the property located at 677-695 Central Avenue, S.W. and 156 Bass Street, S.W. be repealed; and that the conditions attached to Ordinance Z-82-53 for the property at 714 and 720 Central Avenue, S.W. be repealed.

SECTION 3. That this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta entitled, "Conditional Development," as identified by the use of the suffix "C" after the zoning district designation on the exhibits referred to in Section 1 above. The Director of the Bureau of Buildings shall issue a building permit for the development of 664, 672, 678, 682, 686, 690, 694, 698, 699-758 Pryor St., S.W., 180 Ralph David Abernathy Blvd., S.W., 681-764 Central Ave., S.W., certain property located on Pryor St., S.W. immediately north of 699 Pryor St., S.W., certain property located on Central Ave., S.W. between 180 Ralph David Abernathy Blvd., S.W. and 681 Central Ave., S.W., and certain property located east of Central Ave., S.W. right-of-way line, west of Interstate 75/85 right-of-way line, and south of Pulliam St., S.W. right-of-way line for approximately 357.8 feet from the SE corner of the intersection of the Pulliam St., S.W. right-of-way line and the Central Ave., S.W. right-of-way line, only in compliance with the condition that there be no surface parking except that which is related to new business development. The conditions hereby approved do not authorize the violation of any zoning district regulations. Variances from the regulations of the zoning district can be approved only by application to the Board of Zoning Adjustment.

Z-01-89/Z-95-74

SECTION 4. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

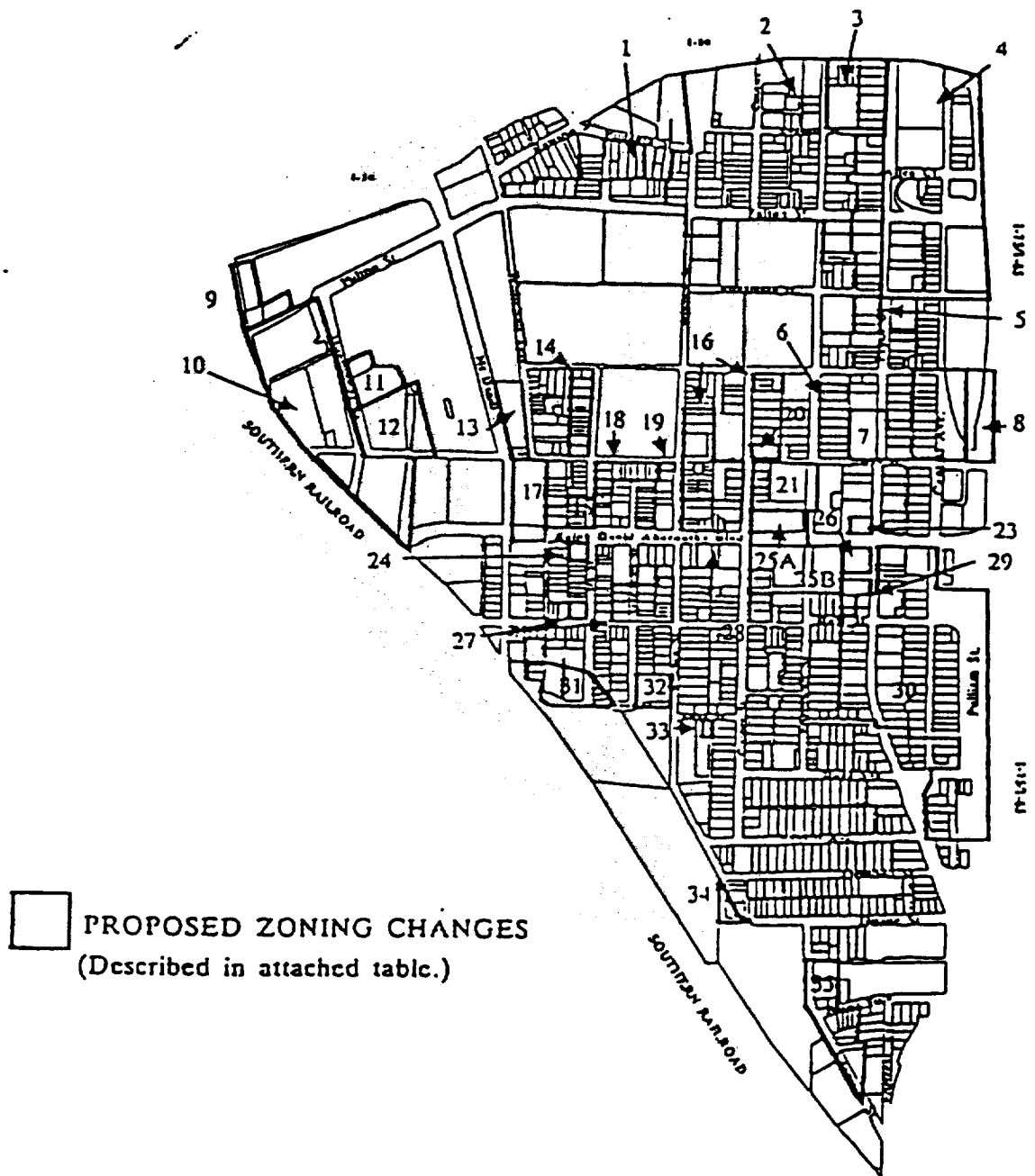
SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy.

*Rhonda Dauphin Johnson*  
Rhonda Dauphin Johnson  
Deputy Municipal Clerk

AUDITED February 5, 1996  
RETURNED WITHOUT SIGNATURE BY THE MAYOR  
APPROVED as per section 2-403 of the 1974 Charter

# MECHANICSVILLE



PROPOSED CHANGES TO THE CITY OF ATLANTA ZONING DISTRICT MAP

EXHIBIT 1



## HOME

9. I-2 to RC-3

14. R-5 to RG-3

13. RC-3 to C-1

McDANIEL  
GLENN

PARK

RIG 3

RG4

MORTA  
GARAGE

RG3

RE	RE
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R621

33

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468</
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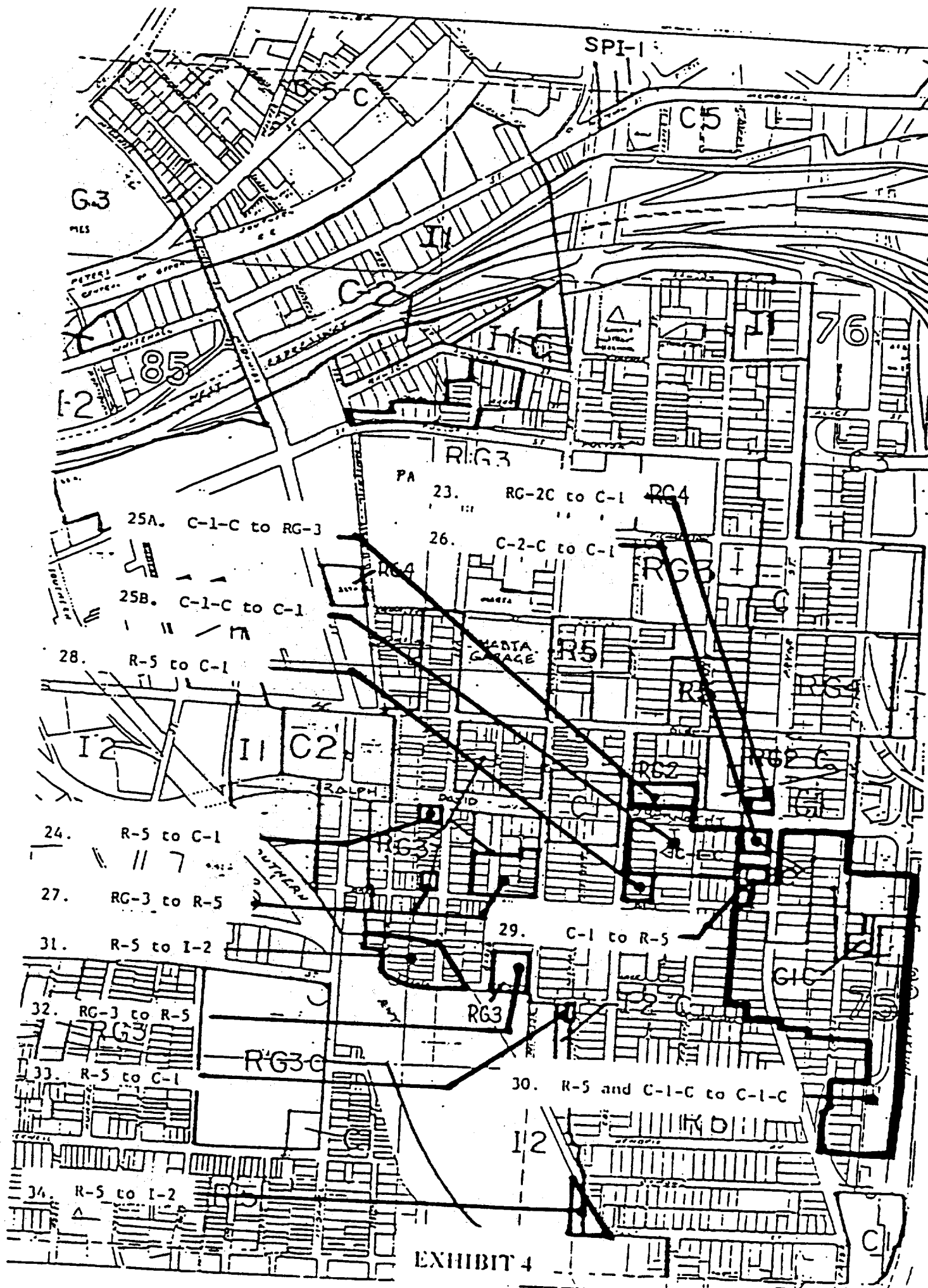
RG3

20. RC-3 to C-1

21. RG-2 to RG-3

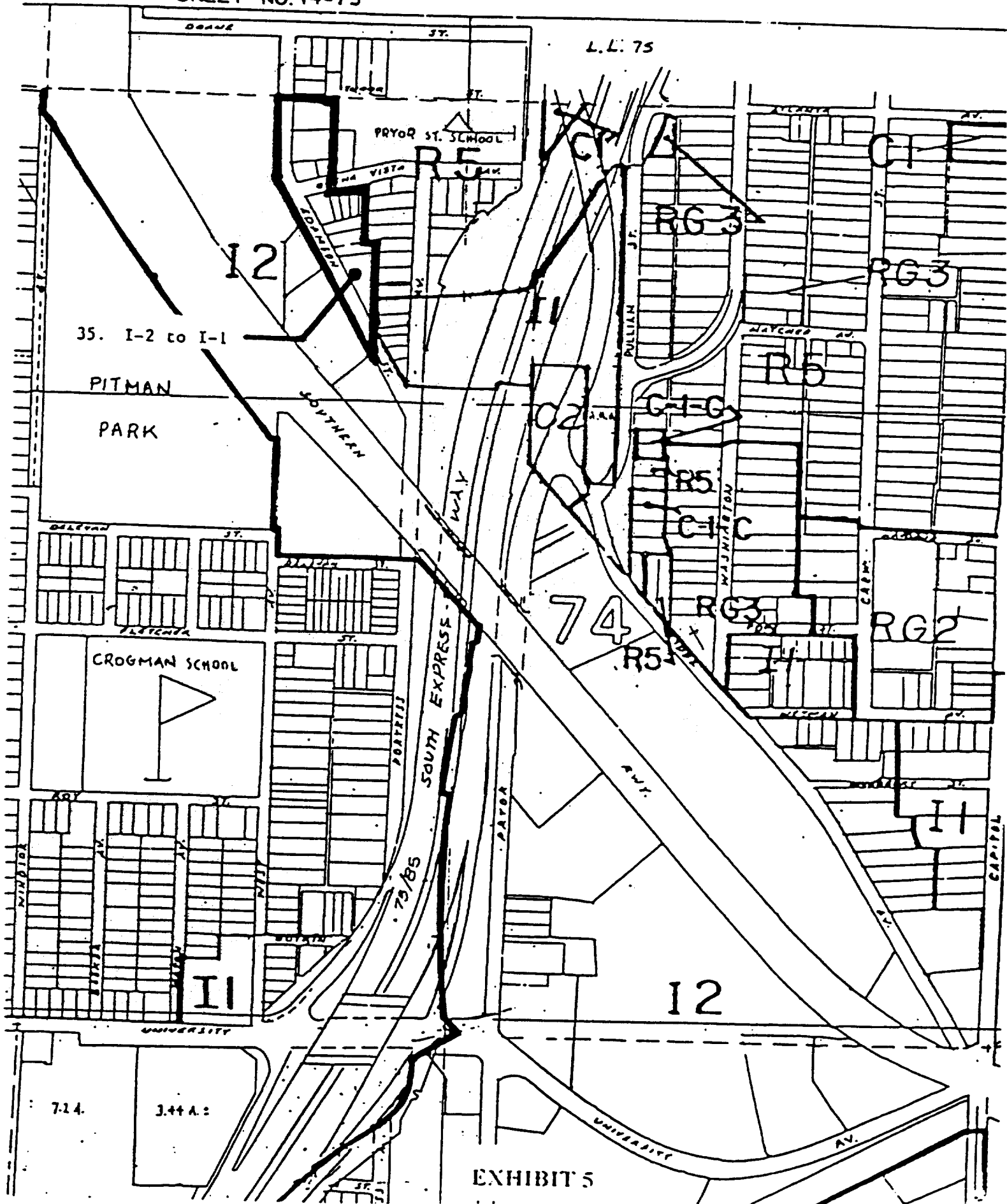
112

EXHIBIT 3





L.L. 75



# DESCRIPTION OF PROPOSED ZONING DISTRICT CHANGES IN MECHANICSVILLE

November, 1995

MAP NUMBER	ZONING CHANGE	LOCATION	RATIONALE FOR CHANGE
1	RG-3 to R-5	Between Fulton St. and Eugenia St.	Protection of existing single-family houses and restriction of infill to single family houses
2	RG-3 to C-1	North of Fulton St., between Windsor St. and Pryor St.	Promotion of low-density, mixed-use environment and enhancement of development potential through increased flexibility / density
3	I-1 to C-1	NW corner of Eugenia St. and Pryor St.	Promotion of low-density, mixed-use environment and elimination of industrial development potential
4	C-3 to C-2	Pryor St. and Central Ave., north Richardson St.	Promotion of low-density, mixed-use environment and local-serving commercial uses
5	C-1 to RG-3	SW corner of Pryor St. and Richardson St.	Promotion of medium-density development to complement mixed-use corridor and adjacent single-family houses
6	RG-3 to R-5	SE of Formwalt St. and Crumley St.	Protection of existing single-family houses and restriction of infill to single family houses
7	RG-4 to C-1	Central Ave. and Pryor St. between Glenn St. and Crumley St.	Promotion of low-density, mixed-use environment and local-serving commercial uses
8	R-5 to C-1	East of Central Ave.	Promotion of low-density, local-serving commercial uses
9	I-2 to RG-3	Between Humphries St. and Southern RR	Elimination of industrial development potential and conversion of parcels to residential development
10	I-2 to I-1	Between Humphries and Southern RR.	Restriction of industrial development potential
11	I-1 to RG-3	East side of Humphries St.	Restriction of industrial development potential and conversion of parcels for residential development
12	I-1 to C-1	NE corner of Glenn St. and Humphries St.	Promotion of low-density, mixed-use development to service McDaniel-Glenn housing community
13	RG-3 to C-1	Corner of McDaniel St. and Whitehall Terr.	Promotion of mixed-use environment and local-serving commercial uses
14	R-5 to RG-3	West side of Ira St. north of Glenn St.	Increased density to allow for affordable residential development
15	R-5 to RG-3	NW corner of RDA Blvd and Ira St.	Increased density to allow for affordable residential development
16	R-5 to RG-3	Between RDA Blvd. and Crumley St. east of Windsor St.	Increased density to allow for affordable multifamily housing

17	C-2 to RG-3	NE corner of RDA Blvd. and McDaniel St.	Promotion of affordable multifamily housing
18	RG-3 to R-5	SE frontage of the corner of Ira St. and Glenn St.	Protection of existing single-family houses and restriction of infill to single family houses
19	R-5 to C-1	SW corner of Glenn St. and Windsor St.	Allow for rehabilitation and limited expansion of commercial use
20	RG-3 to C-1	NE corner of Glenn St. and Cooper St.	Allow for rehabilitation and limited expansion of commercial use
21	RG-2 to RG-3	East of Cooper St. between RDA Blvd. and Glenn St.	Increased density to allow for affordable multifamily housing
22	C-1 to RG-3	Between RDA Blvd. and Glenn St., between Cooper St. and Windsor St.	Increased density to allow for affordable multifamily housing and to allow for attached single-family housing
23	RG-2-C to C-1	NW corner of RDA Blvd. and Pryor St.	Promotion of mixed-use environment and enhance development potential through increased flexibility
24	R-5 to C-1	SW Corner of RDA and Ira St.	Promotion of mixed-use environment and local-serving commercial
25A	C-1-C to RG-3	RDA Blvd. between Cooper St. and Formwalt St.	Promotion of attached single-family townhouses
25B	C-1-C to C-1	RDA Blvd. between Cooper St. and Formwalt St.	Promotion of mixed-use environment
26	C-2-C to C-1	SE corner of RDA Blvd. and Pryor St.	Promotion of mixed-use environment with existing conditions
27	RG-3 to R-5	NW corner of Ira St. and Bass St., and north of Bass St. between Ira St. and Windsor St.	Preserve single-family housing fabric and restriction of infill to single family houses
28	R-5 to C-1	NE corner of Bass St. and Cooper St.	Construction of parking lot to serve proposed church expansion
29	C-1 to R-5	NW of Bass St. and Pryor St.	Protection of existing single-family housing
30	R-5 and C-1-C to C-1-C	Pryor St. and Central Ave., south of RDA Blvd.	Promotion of a low-density, mixed-use environment, and no additional surface parking allowed unrelated to new business development
31	R-5 to I-2	Doane St. and Stephen St.	Establishment of designated truck route and associated buffers
32	RG-3 to R-5	NW corner of Stephen's St. and Windsor St.	Preserve single-family housing fabric and restriction of infill to single family houses
33	R-5 to C-1	South side of Love St.	Allow for reestablishment of commercial use in vacant commercial structure
34	R-5 to I-2	Doane St.	Establishment of designated truck route and associated landscaped buffers
35	I-2 to I-1	East of Adamson St.	Restriction of industrial development potential

RCS# 4169  
2/5/96  
4:46 PM

ATLANTA CITY COUNCIL

First Regular Session

ZONFAV

FAVORABLE ITEMS FROM ZONING SUMMARY REPORT EXCEPT  
95-O-1635/1903

Adopt

95-0-1446  
95-0-1708  
95-0-1979

YEAS: 17  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2

Y O'CALLAGHAN	Y WINSLOW	Y MULLER	Y TINUBU	NV ALEXANDER D.
Y MCCARTY	Y JOHNSON	Y SAMPLES	Y PITTS	Y ALEXANDER P.
Y STARNES	Y DAVIS, M	Y MARTIN	Y BANKS	NV ARRINGTON
Y BOND	Y MORRIS	Y MADDOX	Y BROWN	

ZONFAV

EXHIBIT A

to  
Z-95-74

LEGAL DESCRIPTION - TRACT 23

Part 1 of 669 Pryor Street, S.W.

Beginning at a point 163.90 feet from a point on the east right of way line of Formwalt Street, S.W. and the north right of way line of Ralph David Abernathy Boulevard, S.W. (formerly Georgia Avenue, S.W.), said point being a point at the intersection of the east right of way line of an alley with Ralph David Abernathy Boulevard, S.W., and proceeding east along the north right of way line of Ralph David Abernathy Boulevard, S.W. a distance of 155 feet; thence north along the west right of way line of Pryor Street, S.W. a distance of 137.98 feet; thence west a distance of 154.95 feet; thence south along the east right of way line of an alley a distance of 86.11 feet to a point at the intersection of the east right of way line of the alley with the north right of way line of Ralph David Abernathy Boulevard, S.W., said point being the point of beginning.

Part 2 of 669 Pryor Street, S.W.

Beginning at the intersection of the east right-of-way line line of Formwalt Street, S.W. and the north right-of-way line line of Ralph David Abernathy Boulevard, S.W. (formerly Georgia Avenue, S.W.), and proceeding north along the east right-of-way line line of Formwalt Street, S.W. a distance of 358.81 feet to the south right-of-way line of Glenn Street, S.W.; thence east along the south right-of-way line of Glenn Street, S.W. a distance of 318.68 feet; thence south along the west right-of-way line of Pryor Street, S.W. a distance of 199.68 feet; thence west a distance of 154.95 feet; thence south along the west right-of-way line of an alley a distance of 186.11 feet; thence west along the north right-of-way line of Ralph David Abernathy Boulevard, S.W. a distance of 163.90 feet to the intersection of the east right-of-way line of Formwalt Street, S.W. and the north right-of-way line of Ralph David Abernathy Boulevard, S.W., said point being the point of beginning.